

**80 A & B EASY ROAD
LEEDS
LS9 0AB**

TO LET

**LOCK-UP SHOP WITH TWO BED FLAT
AVAILABLE AS A WHOLE**



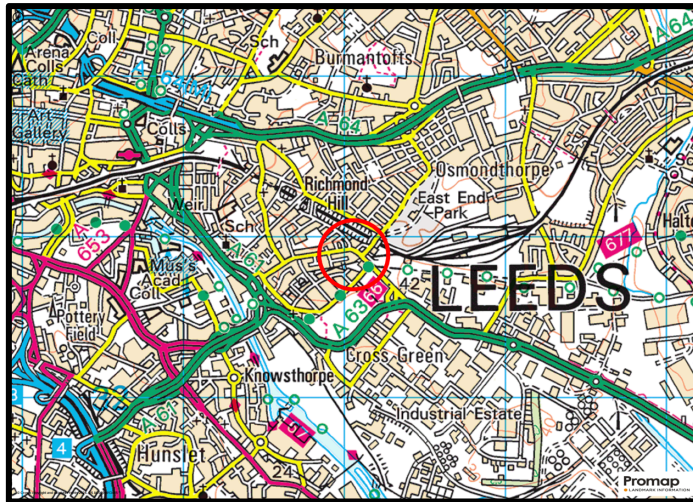
PROMINENT LOCATION WITH FORECOURT PARKING

- **LAST TRADING AS A CONVENIENCE STORE**
- **POPULAR RESIDENTIAL AREA**
- **CLOSE TO CROSS GREEN INDUSTRIAL ESTATE**
- **AVAILABLE AS A WHOLE BUT FLAT & SHOP SELF-CONTAINED**
- **FORECOURT FOR PARKING**



LOCATION

The property is located at the eastern end of Easy Road and at its junction with Pontefract Lane. Leeds City Centre lies only one mile to the west. The area offers a wide variety and types of housing. The substantial Cross Green Industrial Estate lies just to the east and also where the A63 leads to Junction 45 of the M1 motorway.



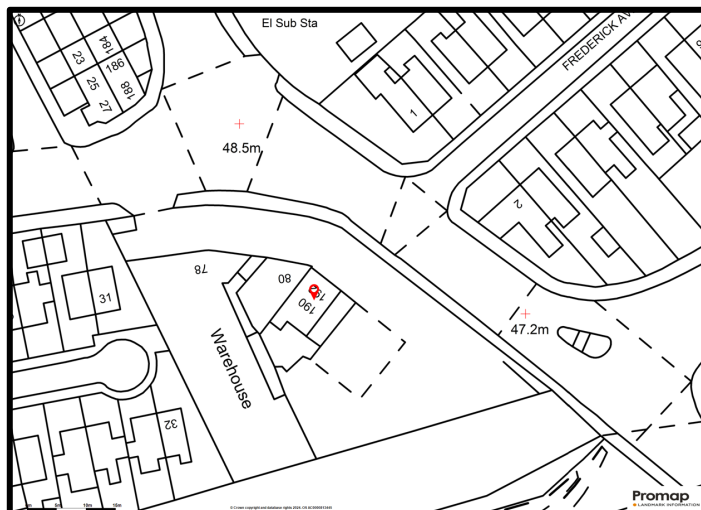
DESCRIPTION

The modern property provides a ground floor shop with separate two bedroom first floor flat. Built of brick, it stands under a twin pitched tiled roof.

To the front elevation is a tarmacadam forecourt for customer parking.

The shop is predominately open-plan but has partitioned stores to the side and rear and where there is also a staff WC.

Access from a separate door in the side elevation are stairs to the first floor flat. It has a large open-plan living area and with kitchen off. There are two bedrooms set to the rear and a house bathroom.





ACCOMMODATION

The property is divided to provide the following approximate areas:

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground floor shop		
Sales	36.93	398
Stores	10.10	109
First floor flat	55.98	602

RATING

The shop has a current Ratable Value of £5,600. It is likely that a tenant may benefit from 'small business relief' and in which case there would be no charge.

EPCS

The shop and flat both have an EPC rating of C.

TERMS

The property is available to let as a whole at a quoting rent of £18,000 per annum.

VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact **Tapp Chartered Surveyors** on **0113 243 0920**.

SUBJECT TO CONTRACT

Details prepared July 2024



IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.